

### ST LEONARD'S FABRIC REPORT - MARCH 2020

A quinquennial report was received at the end of 2018 and we have put into place all the immediate recommendations. Most of these were linked to health and safety and should have been addressed in the 2018-9 Fabric report. One or two items spilled over into 2019, such as the car park manhole cover replacement and these were dealt with during the year.

2019 was dominated by the flood which affected our toilets last autumn. Water had seeped under the floors in the access corridor and kitchen and they had to be thoroughly dried out before remedial work could take place. This meant we had to close 4 toilets and the kitchen for about 3 months; we have one toilet at the other end of the building which could be used, but it was insufficient for some of our activities. A temporary "kitchen" was put in the church and people brought their own mugs. Builders dried out the area, re-installed the toilets and re-laid the flooring in the corridor and kitchen.

We were fortunate in that all the repairs were covered by insurance and Ecclesiastical paid out handsomely, with only the excess for St Leonard's to pay. However, the drying-out work resulted in some damage to walls and the whole area needed re-decoration so the cost is to be split between us and Ecclesiastical, the latter paying the lion's share and leaving us with £500 to pay. The DCC approved this expenditure as we have various monies (legacies and donations) that can be used.

This has dominated the fabric of the building this year. Before the flood, we had been concerned that the external doors, especially the Clarence Road door, need to be renewed, as they are in very bad condition. Thanks to a donation and legacy it is hoped we can re-model the doors to provide disabled access from Clarence Road and doors in Cambridge Road that can enable hirers to have access this way, thus making the building more versatile if it is not necessary to have to walk through the church or Peter Apted Room on entry. However, the donation already received will not cover the whole of this cost; we have no idea how much the legacy will be when the estate is settled and funds released, so it remains on hold until we can get proper quotations, permissions and a better picture of funding.

A new heating time-controller has been installed in the hall but we are still experiencing difficulties with getting the boiler serviced as we seem to fall between domestic and industrial usage and there are few firms willing to take us on. This is in hand and enquiries continue to be made.

All statutory fire, gas, electrical and other checks are carried out regularly and at the required intervals.

We have had two cleaning and maintenance days, when members of the congregation have scrubbed, cleaned, tidied and done small repairs. We are lucky to have people who can help us with this and we are grateful to them. We are aware, though, that since the 2008 refurbishment no major decorating has been carried out and the hall and church are now beginning to need a facelift. This is something to bear in mind for the future.

So, too, is the acoustic problem which has been ongoing for years and makes it difficult for hall users to hear speakers etc. We have made enquiries but remedial work is expensive and somewhat of a luxury.

Generally, though, the church and hall are in good repair and still an attractive place for worship and community activities.

*Margaret Symonds, Parish Warden*